



March 2, 2017

Homeowner's Meeting

EC Members in attendance:

Frank Eichstadt, Dennis Grounds, Ken Sherwin, Grahame Gay, Paul Boswell, Mike Lewis, Mike Veraa

Location: 11 Harbor (Ken's house)

Call to order 1833 by F. Eichstadt

Welcome and Introduction to Topics

Minutes from December 19, 2016 meeting accepted as presented (F. Eichstadt move to approve)

Minutes from the January 19, 2017 Homeowner meeting accepted as written (D. Grounds move to approve)

*General note: the outcome of the January homeowner meeting was productive and generally accepted as good. The discussion on all topics was civil and productive.

Treasurer's Report (D. Grounds)

One expenditure of note: \$4750 in February due to palm tree removal on Birch and the cleanup of South Lazy.

Letter to be issued next week (week of March 6th) to (12) lots that have not paid annual dues.

Report accepted as written (F. Eichstadt move to approve)

Discussion (re: maintenance and repairs): EC to take action to repair/ replace the signage on S. Lazy. Dennis to order new signs (approximate cost is \$70 per sign).

Architectural Committee

No representative present. Activity has been noted in the community; Frank to follow up with Jay and report back at next EC meeting.

Bulkhead Committee Report (M. Veraa and G. Gay)

A meeting of the committee was held February 23, 2017; notes were taken and copies were presented to the EC for review.

Future meetings are planned to occur (1) week prior to each EC meeting.

Note (procedural): The below notes are not inclusive of the notes handed out to the EC, but are rather on the discussion held surrounding them.



Note (general): Care should be taken with the semantics of the rules associated with the Bulkhead Committee; specifically, the committee deals with repair of bulkheads, not new builds. Additionally, the guidelines we define are in place to define eligibility for partial reimbursement by the neighborhood for repair of bulkheads.

Notes from discussion:

- Research was presented showing that many of our bulkheads do not meet design standards;
- Better materials (*more* compliant) are approximately 10-15% more cost;
- We must be cautious when adopting specifications, as they may not be able to be met mechanically (i.e. the depth requirements may not be possible);
- Guidelines should be researched and adopted for the materials allowed, the diameter of tiebacks, and the standards for deadman tiebacks (again, emphasis placed on the fact that the guidelines are only for the definition of reimbursement);
- Until guidelines and specifications are defined, it is recommended that we continue the current mode of operation (compensation equally based on current rules)
- Any bulkhead work should be brought to the bulkhead committee prior to work if reimbursement is going to be requested. Without this (per the rules of order) we are not obligated to reimburse. *It was noted that this is the only 'retribution' of the EC.
- Conclusion: the bulkhead committee must refine specifications and guidance available. This serves to provide the homeowner with what will be reimbursed, and help the homeowner pursue more appropriate quotes.
- M. Veraa took the action to use the current rules and adapt them into guidelines; goals of this are listed in the Bulkhead committee meeting notes.

HOA Fee Increase Proposal

Notes on the General Fee Increase:

- For approval, the entire community will have to be petitioned ('yeah' vote of 51% of ALL property owners to pass). Typical meeting attendance is too low, so this will likely have to be done by mail/email/door-to-door petitioning;
- Topic to be brought to vote at July general meeting for implementation January 2018

Notes on the 'Reserve Fee Assessment':

- P. Boswell introduced the idea of a 'reserve fee assessment', which would be separate from the HOA Fee increase. The Reserve Fee Assessment would:
 - At its inception, define a desired reserve amount and scope of fund usage;
 - Assess an additional amount (\$0.01 used as example) until the reserve target is met;
 - Once met, the Assessment would be turned off;
 - If the reserve dips below a certain amount (to be defined), the Assessment would be turned back on;



- P. Boswell to get a copy of similarly structured bylaws to have a starting point for guidelines;
- Document outlining the Reserve Fee Assessment to be drafted, then presented at the July general meeting

Additional Topics (general)

Tree Trimming: A bid was solicited (due by March 6th) to trim trees. Includes removal of 'ugly' trees

Galveston County: Coordination and correspondence with the County Commissioner's Office have been positive (re: coordination of future bridge work)

The meeting was adjourned at 1952 by F. Eichstadt